

111.0

0002

0017.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

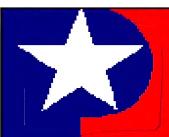
915,100 / 915,100

USE VALUE:

915,100 / 915,100

ASSESSED:

915,100 / 915,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		WRIGHT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: AVESON HEATHER A	
Owner 2:	
Owner 3:	
Street 1: 48 WRIGHT ST	
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y

Postal:	02474	Type:
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PREVIOUS OWNER
Owner 1: MURPHY JAMES J -
Owner 2: HERMAN JENNIFER H -
Street 1: 48 WRIGHT ST
Twn/City: ARLINGTON
St/Prov: MA
Cntry:
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .442 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Vinyl Exterior and 3008 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Appraised Alt Spec J Fact Use Value Notes

101 One Family	19255	Sq. Ft.	Site	0	70.	0.44	6		Road Co	-5	Topo	-10		597,099		597,100
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	19255.000	311,600	6,400	597,100	915,100		70540
							GIS Ref
							GIS Ref
							Insp Date
							09/26/18

PREVIOUS ASSESSMENT								Parcel ID	111.0-0002-0017.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	311,600	6400	19,255.	597,100	915,100		Year end	12/23/2021
2021	101	FV	300,800	6400	19,255.	597,100	904,300		Year End Roll	12/10/2020
2020	101	FV	300,700	6400	19,255.	597,100	904,200	904,200	Year End Roll	12/18/2019
2019	101	FV	249,900	6700	19,255.	588,600	845,200	845,200	Year End Roll	1/3/2019
2018	101	FV	249,400	6700	19,255.	452,100	708,200	708,200	Year End Roll	12/20/2017
2017	101	FV	249,400	6700	19,255.	426,500	682,600	682,600	Year End Roll	1/3/2017
2016	101	FV	249,400	6700	19,255.	392,400	648,500	648,500	Year End	1/4/2016
2015	101	FV	234,000	6900	19,255.	366,800	607,700	607,700	Year End Roll	12/11/2014

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY JAMES J	1371-5		7/1/2009		549,000	No	No		
COUGHLIN DONALD	1207-42		6/29/1999		310,000	No	No		
	674-38		1/6/1995			No	No	F	

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name		
10/16/2000	825	Redo Kit	12,000	C					9/26/2018	MEAS&NOTICE	CC	Chris C		
									12/3/2008	Meas/Inspect	163	PATRIOT		
									4/6/2000	Inspected	264	PATRIOT		
									2/4/2000	Measured	197	PATRIOT		
									2/1/1992		PM	Peter M		

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

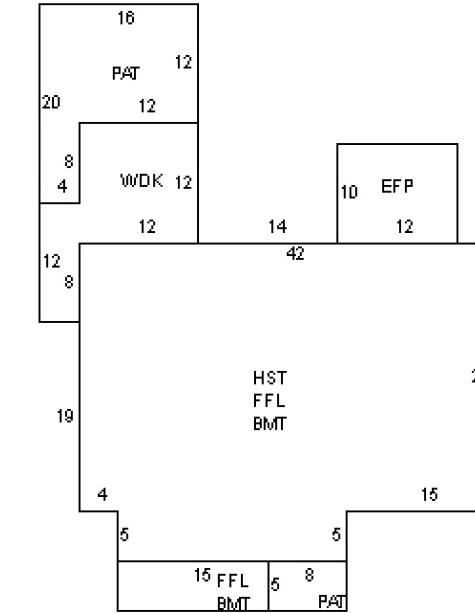
Type:	5 - Cape
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:	1	Rating: Average
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Fair

COMMENTS

OF-SINK IN BMT.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1946
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond: AV - Average

31%

Functional: %

Economic: %

Special: %

Override: %

Total: 31

%

CALC SUMMARY

Basic \$ / SQ: 110.00

Size Adj.: 1.18887603

Const Adj.: 1.00999999

Adj \$ / SQ: 132.084

Other Features: 98355

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 451592

Depreciation: 139994

Depreciated Total: 311599

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	132.08	
Special Features:	0	Val/Su Net:	80.96	
Final Total:	311600	Val/Su SzAd:	159.92	

MOBILE HOME

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	16X32	A	AV	1980	18.09	T	31.2	101			6,400			6,400
2	Frame Shed	D	Y	1	6X18	A	AV	1970	0.00	T	39.2	101						
2	Frame Shed	D	Y	1	8X10	A	AV	2007	0.00	T	9.6	101						

PARCEL ID 111.0-0002-0017.A

More: N

Total Yard Items:

6,400

Total Special Features:

Total:

6,400

IMAGE**AssessPro Patriot Properties, Inc**